

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 1, 2007** HELD IN THE **TOWN COUNCIL CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 AM by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Guido Persicone, Assistant Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

Elizabeth Pettis, Assistant Planner

PUBLIC HEARINGS

ITEM 1: 16322 Robie Lane
 Architecture and Site Application S-07-41

Requesting approval to demolish a single family residence and construct a new residence on property pre-zoned R-1:8

APN 532-06-030

PROPERTY OWNER/APPLICANT: Kenneth Hoffman

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - (b) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - (c) As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence:
 1. The Town's housing stock will be maintained because a new house is proposed; and
 2. The existing structure is not historically or architecturally significant; and
 3. The property owner does not want to maintain the existing structure; and
 4. The economic utility of the building has been exceeded.

7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 28 Bayview Avenue
Architecture and Site Application S-07-51

Requesting approval to demolish a carport and to construct a detached garage with reduced setbacks which exceeds the allowable lot coverage on a nonconforming lot zoned R-1D.

APN 510-44-016

PROPERTY OWNER/APPLICANT: Matthew Tollick

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Mike Kennedy, neighbor, expressed concern regarding the location of the property line. Mr. Kennedy was informed that there is a standard condition of approval regarding the verification of property lines and building footprint.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The application is Categorically Exempt from CEQA, Section 15303.
 - (b) As required by Section 29.20.150 of the Town Code for Architecture and Site applications the considerations were all made in reviewing this application.
 - (c) As required by Section 29.10.265(3) of the Town Code for nonconforming lots. The proposed structure and its use is compatible with the neighborhood in that:
 1. There are several detached garages in the neighborhood with nonconforming setbacks.
 2. The detached carport is in poor condition and the architecture of the structure is unsympathetic to the existing historic house.
 3. The proposed detached garage will be more consistent with the other detached garages in the neighborhood.
 4. The proposed setbacks will be more conforming than the existing setbacks.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

ITEM 3: 27 University Avenue
Architecture and Site Application S-07-149

Requesting approval to make exterior modifications to the Banana Republic store in the Old Town Shopping Center on property zoned C-2:PD:LHP.

APN 529-02-044

PROPERTY OWNER: Federal Realty Investment Trust

APPLICANT: Michael McCall

1. Application was deemed complete.
2. Parsons moved to approve the application subject to conditions with the following findings and considerations:
 - (a) That the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town; and
 - (b) That the project is compliance with the Town's Commercial Design Guidelines, and
 - (c) That the project is consistent with development in a historic district as set forth in Section 29.80.290 (2) of the Zoning Ordinance, and
 - (d) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - (e) That the work proposed is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B).
3. *Ghiossi* seconded, motion passes unanimously. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:20 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner